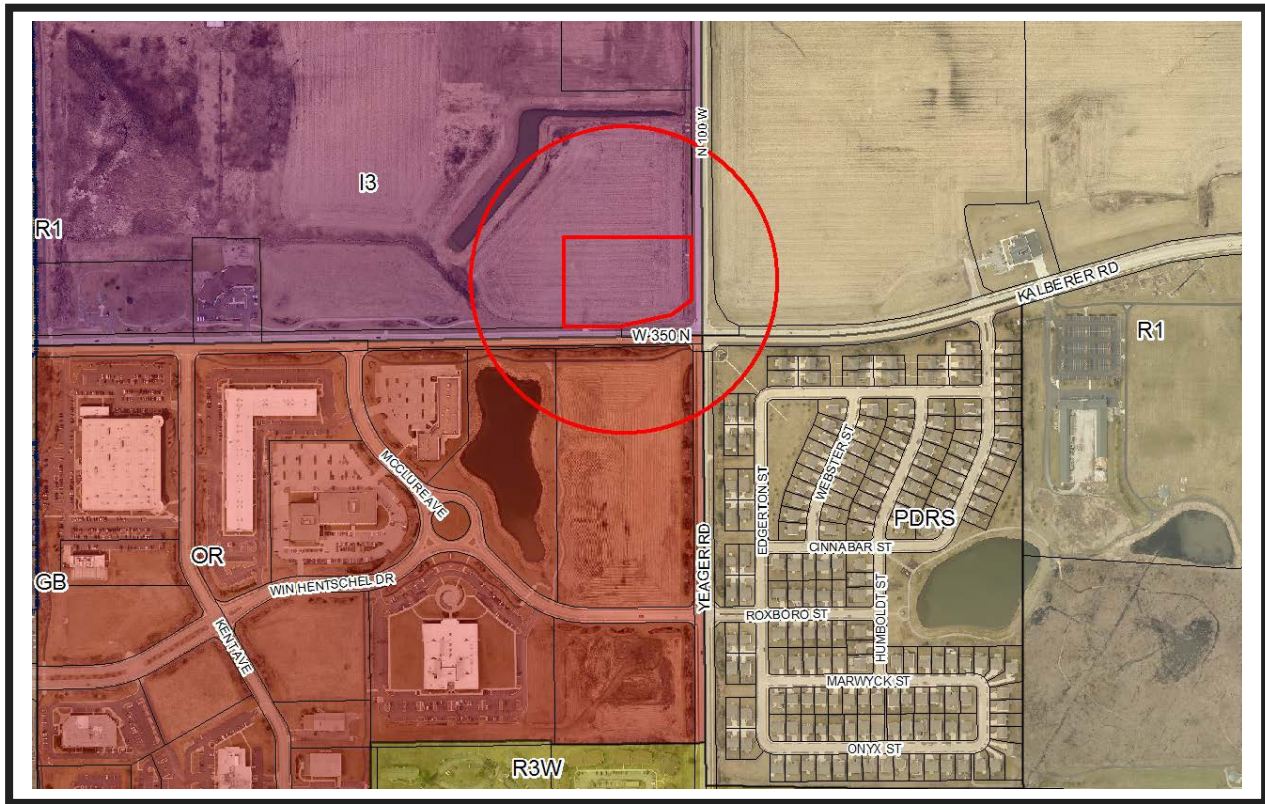

Z-2660
WDA PUB WL LLC
(13 to GB)

STAFF REPORT
August 11, 2016



REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owner, Purdue Research Foundation (PRF), represented by attorney Christopher Shelmon of Gutwein Law, is requesting rezoning of 3.71 acres located at the northwest corner of Yeager Road and Kalberer in an uncompleted portion of the Purdue Research Park Subdivision, West Lafayette, Wabash 1 (NE) 23-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

This large chunk of undeveloped land northwest of the Yeager/Kalberer Road intersection was originally zoned IR, Industrial Reserve. In 1992, PRF requested and the County Commissioners approved a rezone of 208 acres from IR (and 40 acres of R2) to the Industrial zone. With the adoption of the new zoning ordinance in 1998, the former Industrial zone was eliminated and in its place, three Industrial districts were created: I1, I2, and I3. To provide property owners with the maximum benefit, all existing Industrial zoning at that time became zoned I3, the heaviest industrial zone.

The developed portion of the Purdue Research Park across Kalberer to the south is zoned OR, Office Research. PDRS zoning is to the southeast (Amberleigh Village PD) with R1 zoning across Yeager to the east. Adjacent land to the north and west is zoned I3.

AREA LAND USE PATTERNS:

The 3.71 acre site in question is Lot 16 in Purdue Research Park, Phase 3, Part 2 which received preliminary plat approval in 2009. Only one or two lots farther to the north have been final platted at this point. Currently this site is unimproved; it and the 90+ acres surrounding it are in agricultural production, as are adjoining properties to the north and east. To the south is the previous phase of the research park. Catty-cornered to the southeast is the single-family planned development - Amberleigh Village. A daycare facility and a small city trailhead park are farther to the west. To the east on Kalberer is a West Lafayette fire station.

TRAFFIC AND TRANSPORTATION:

Under the current *Thoroughfare Plan* this section of Kalberer Road is classified as an urban secondary arterial. North of Kalberer, Yeager Road is classified as an urban local road. However, since the 1981 adoption of the current plan, the level of use for both roads has increased significantly. The draft *Thoroughfare Plan* reflects the increase in traffic, upgrading Kalberer Road to a primary arterial and Yeager Road to a major

collector. The city plans to install a roundabout at this intersection sometime in the future. There is a “no vehicular access” statement shown along both frontages of this lot on the preliminary plat except for a break for access 75’ wide on Yeager at the northeast corner of Lot 16 (shared with Lot 17 adjacent to the north).

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

West Lafayette City Sewer and Indiana-American Water will serve this site. There is a 150’ wide easement, the Yeager Regulated Drain that crosses through this lot roughly parallel to Yeager Road.

STAFF COMMENTS:

Petitioner plans to sell this lot to a restaurant; eating and drinking establishments are not permitted in the I3 zone. GB zoning would allow a restaurant, but so would NB, Neighborhood Business and OR, Office Research. Both of those zones, NB and OR, would be preferable at this location than GB zoning.

The nearest GB zone to this site is along the Sagamore Parkway frontage to the west where the high volume of traffic makes the area ideal for gas stations, big box stores, and fast food establishments with drive-through windows. The city, as well as APC staff, would prefer to eliminate any possibility of a drive-through national chain restaurant locating at the site in question.

The Land Use Plan Map from the *Comprehensive Plan* shows an industrial future for this area including the Purdue Research Park on both sides of Kalberer Road. The current zoning, OR to the south and I3 to the north, reflects that plan since the Office Research zone could be considered the lightest adjunct of the Industrial zones in the ordinance. NB zoning, located in an industrial subdivision, would allow the accessory support uses necessary for future employees in the area, while offering more protection to existing and future residences to the southeast and east. Staff could support a rezone of this lot to the OR zone or to the NB zone, either of which would allow petitioner’s planned restaurant by right (but without a drive-through window). Staff cannot however, support this request for General Business zoning.

STAFF RECOMMENDATION:

Denial